

PLANNING &
DEVELOPMENT



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07101-001-11-03



040285

November 21, 2003

CORRECTED LETTER

Mr. Fred Waid
Peccole Nevada Corporation
851 South Rampart Boulevard, Suite #220
Las Vegas, Nevada 89145

RE: SDR-3173 - SITE DEVELOPMENT PLAN REVIEW

Dear Mr. Waid:

Your request for a Site Development Plan Review FOR A 41,059 SQUARE FOOT OFFICE BUILDING AND A WAIVER OF THE PERIMETER LANDSCAPING STANDARD on 2.67 acres adjacent to the northeast corner of Hualapai Way and Alta Drive (APN: 138-31-210-007), U (Undeveloped) Zone [SC (Service Commercial) General Plan Designation] under Resolution of Intent to C-1 (Limited Commercial), Ward 2 (L.B. McDonald), was considered by the Planning Commission on November 20, 2003.

The Planning Commission voted to **APPROVE** your request, subject to the following:

Planning and Development

1. This Site Development Plan Review shall expire two years from date of final approval unless it is exercised or an Extension of Time is granted by the City Council.
2. The trash enclosure shall be covered and screened as required by the Commercial Design Standards. The enclosure shall be relocated to be a minimum of 50 feet from the residential zone to north.
3. All development shall be in conformance with the site plan and building elevations, except as amended by conditions herein.
4. Landscaping and a permanent underground sprinkler system shall be installed as required by the Planning Commission or City Council and shall be permanently maintained in a satisfactory manner. [Failure to properly maintain required landscaping and underground sprinkler systems shall be cause for revocation of a business license.]
5. All mechanical equipment and air conditioners shall be fully screened in views from the abutting streets.

6. Parking lot lighting standards shall be no more than 20 feet in height and shall utilize 'shoe-box' fixtures and downward-directed lights. Wallpack lighting shall utilize 'shoe-box' fixtures and downward-directed lights on the proposed building. Non-residential property lighting shall be directed away from residential property or screened, and shall not create fugitive lighting on adjacent properties.
7. All utility boxes exceeding 27 cubic feet in size shall meet the standards of Title 19.12.050.
8. Any property line wall shall be a decorative block wall, with at least 20 percent contrasting materials. Wall heights shall be measured from the side of the fence with the least vertical exposure above the finished grade, unless otherwise stipulated.
9. All City Code requirements and design standards of all City departments must be satisfied.

Public Works

10. Construct all incomplete half-street improvements (sidewalk) on Hualapai Way and Alta Drive adjacent to this site concurrent with development of this site. Provide Pedestrian Access Easements for all sidewalks not located within the public right-of-way.
11. Remove all substandard public street improvements, if any, adjacent to this site and replace with new improvements meeting current City Standards concurrent with on-site development activities.
12. Meet with the Traffic Engineering Representative in Land Development for assistance in the possible redesign of the proposed driveway access, on site circulation and parking lot layout prior to the submittal of any construction plans or the issuance of any permits, whichever may occur first. Driveways shall be designed, located and constructed in accordance with Standard Drawing #222A. It appears that the proposed driveway on Alta Drive requires relocation or modifications to the existing median island.
13. An update to the previously approved Master Traffic Impact Analysis must be submitted to and approved by the Department of Public Works prior to the issuance of any building or grading permits or the submittal of any construction drawings. Comply with the recommendations of the approved Traffic Impact Analysis prior to occupancy of the site. The Traffic Impact Analysis shall also include a section addressing Standard Drawings #234.1 #234.2 and #234.3 to determine additional right-of-way requirements for bus turnouts adjacent to this site, if any; dedicate all areas recommended by the approved

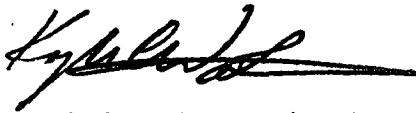
Traffic Impact Analysis. All additional rights-of-way required by Standard Drawing #201.1 for exclusive right turn lanes and dual left turn lanes shall be dedicated prior to or concurrent with the commencement of on-site development activities unless specifically noted as not required in the approved Traffic Impact Analysis. Phased compliance will be allowed if recommended by the approved Traffic Impact Analysis. No recommendation of the approved Traffic Impact Analysis, or compliance therewith, shall be deemed to modify or eliminate any condition of approval imposed by the Planning Commission or the City Council on the development of this site.

14. A Drainage Plan and Technical Drainage Study must be submitted to and approved by the Department of Public Works prior to the issuance of any building or grading permits, submittal of any construction drawings or the recordation of a Map subdividing this site, whichever may occur first. Provide and improve all drainageways recommended in the approved drainage plan/study. The developer of this site shall be responsible to construct such neighborhood or local drainage facility improvements as are recommended by the City of Las Vegas Neighborhood Drainage Studies and approved Drainage Plan/Study concurrent with development of this site. In lieu of constructing improvements, in whole or in part, the developer may agree to contribute monies for the construction of neighborhood or local drainage improvements, the amount of such monies shall be determined by the approved Drainage Plan/Study and shall be contributed prior to the issuance of any building or grading permits, or the recordation of a Map subdividing this site, whichever may occur first, if allowed by the City Engineer.
15. The design and layout of all onsite private circulation and access drives shall meet the approval of the Department of Fire Services.
16. The approval of all Public Works related improvements shown on this Site Development Plan Review is in concept only. Specific design and construction details relating to size, type and/or alignment of improvements, including but not limited to street, sewer and drainage improvements, shall be resolved prior to submittal of a Tentative Map or construction drawings, whichever may occur first. No deviations from adopted City Standards shall be allowed unless specific written approval for such is received from the City Engineer prior to the submittal of a Tentative Map or construction drawings, whichever may occur first.

Mr. Fred Waid
SDR-3173 - Page Four - **CORRECTED**
November 21, 2003

This action by the Planning Commission is final. The notice of final action was filed with the City Clerk on November 20, 2003.

Sincerely,

A handwritten signature in black ink, appearing to read 'Kyle C. Walton', with a long horizontal flourish extending to the right.

Kyle C. Walton, Senior Planner
Planning and Development Department
Current Planning Division

KCW:clb

cc: Mr. John Sawdon
Swisher & Hall, AIA, Limited
7375 Peak Drive, Suite #250
Las Vegas, Nevada 89128